



**GASCOIGNE
HALMAN**

8 PITFIELD WAY, ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



8 PITFIELD WAY, ALDERLEY PARK, NETHER ALDERLEY

A substantial and impressive six-bedroom detached residence, recently constructed and presented to exceptional standards throughout. Offering outstanding scale and contemporary living, complemented by beautifully landscaped southerly facing gardens, all situated at the heart of the highly sought-after Alderley Park.

Alderley Park development is a truly magnificent site unlike any other in the area. Residents enjoy unrestricted use of the 400+ acres of parkland, with mature woodland, rolling fields and several lakes. As well as open space to explore there are also on site amenities such as the popular public house The Churchill tree. Furthermore, there is an on site state of the art gym and access to hot-desking opportunities within the business site.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

Recently constructed by Bellway Homes, this exceptional double-fronted detached residence is located at the heart of Alderley Park within the prestigious Heatherley Wood development. Designed with modern family living in mind, the property combines contemporary styling, high-quality finishes, Villeroy & Boch sanitaryware throughout and thoughtfully planned living spaces. Occupying an enviable, southerly-facing plot, it offers generous accommodation arranged over three floors, with gardens that enjoy sunlight throughout the day, particularly during the summer months.

From the moment you step inside, the attention to detail and superior level of finish are immediately apparent. The spacious and welcoming entrance hall, complemented by an elegant oak staircase, sets the tone for the rest of the home. A generous lounge provides a perfect formal reception space, ideal for relaxation and entertaining, featuring a large bay window to the front and bi-fold doors to the garden that flood the room with natural light and a wood-burning stove that serves as a focal point. A versatile study or snug offers flexibility for those who work from home or desire an additional living area.

The heart of the home is undoubtedly the expansive open-plan family dining kitchen, a beautifully designed space that perfectly balances functionality and style. The kitchen is appointed to an exceptional standard, featuring sleek marble work surfaces, a large breakfast bar and a range of high-end integrated appliances. Flowing seamlessly into the dining and family area, this bright and sociable space is enhanced by bi-folding doors opening directly onto the rear patio, with additional large picture windows further enhancing the sense of light and openness. A utility room and downstairs WC complete the ground floor accommodation.

The sense of space continues on the first floor, where all four bedrooms are generously proportioned doubles. The largest bedroom is particularly spacious with a dressing area and an elegant en-suite bathroom. A further bedroom also benefits from an en-suite, while the two remaining bedrooms are served by the contemporary family bathroom.

The second floor provides remarkable flexibility, currently configured as an impressive master suite. This level features a large bedroom with a walk-in wardrobe leading through to an expansive en-suite bathroom complete with a freestanding bath, creating a luxurious retreat. The sixth bedroom is used as a bespoke dressing room fitted with custom-built wardrobes but could easily be reverted to an additional bedroom if desired.

Externally, the property continues to impress. A generous driveway provides ample parking and access to the large detached double garage with electric door. The landscaped gardens have been thoughtfully designed, with mature yew trees and paved pathways at the front, while the rear garden features an enlarged patio ideal for outdoor dining and entertaining, complemented by a well-kept lawn and a favourable southerly aspect.

Adding further appeal is a detached garden building, complete with lighting and power, currently used as a home office. Two additional stores offer convenient external storage solutions. In total, the property extends to over 2,500 square feet of internal accommodation, with the double garage and outbuilding providing a further 500 square feet of versatile space.

Situated in the heart of Alderley Park and presented to the highest possible specification, this exceptional home represents a rare opportunity to acquire a substantial and beautifully appointed family residence within one of the area's most sought-after developments.

DIRECTIONS

SAT NAV: SK10 4YW

TENURE

Managed Freehold

MANAGEMENT CHARGE

£1 pa fixed yearly rent charge.

£48.72 pa Reserve Fund.

SERVICE CHARGE

£807.72 pa

LOCAL AUTHORITY

Cheshire East Council

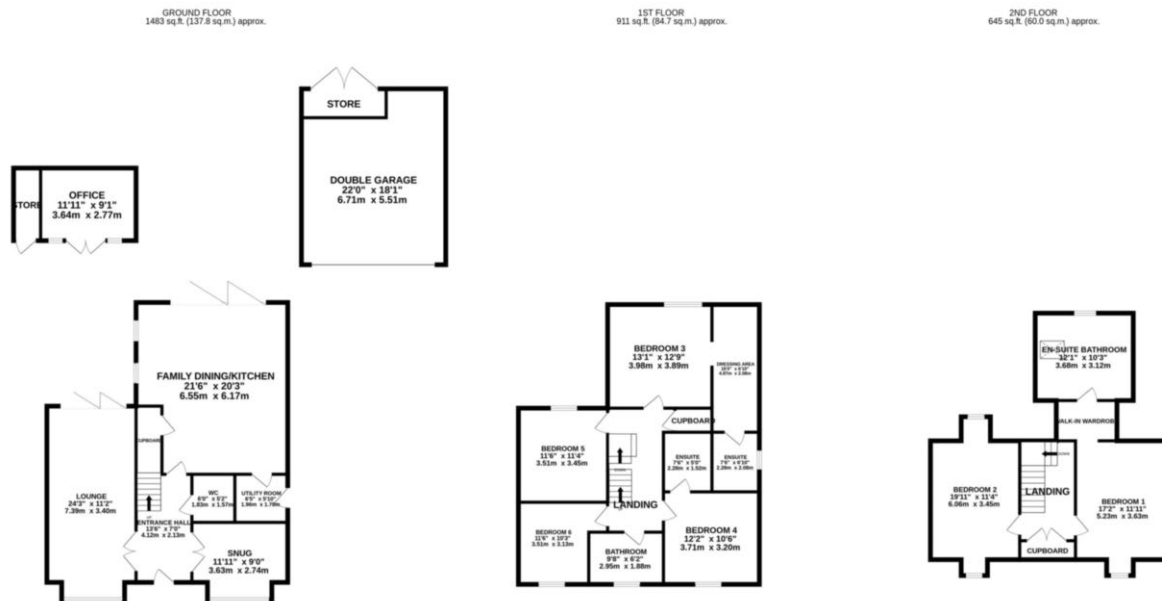
TAX BAND

BAND: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 3040 sq.ft. (282.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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